

Minutes of the Salem City Planning & Zoning Commission meeting held on January 13, 2016 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Robert Palfreyman	Shelley Hendrickson
	Seth Sorensen	Reid Nelson
	Attorney Jason Sant	Bruce Ward, Forsgren Engineering
	Becky Warner, Secretary	William Burk
	Jace Gordon	

#### APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of October 14, 2015. Seconded by Bob; Vote Affirmative, 4-0.

#### WILLIAM BURK – AMENDMENT TO SUBDIVISION PLAT

Bruce explained that Mr. Burk bought lot #1 of Country Estates subdivision and built a house before it was annexed into Salem City. He has since purchased the house on the property adjacent to his lot. The problem is Mr. Burks wants to add onto the existing house but it sits right on the property line and doesn't meet Salem City's set back requirements. Because he owns both parcels, Mr. Burk is asking for a plat amendment to move the property lines so the existing house will be on a conforming lot.

Shelley explained to Mr. Burk that the city could not approve a subdivision plat amendment because it does not meet the city's subdivision standards. She wasn't sure if the County would accept lot line adjustments any more. If the County doesn't accept the lot line adjustment, there is no other option but to do the plat amendment which would require him to install improvements and utilities. There was discussion about the difference between a plat amendment and a lot line adjustment. No one was exactly sure but they didn't want to put the burden on Mr. Burk to comply with the subdivision standards by approving the plat amendment. If the County will accept the lot line adjustment, that would be the best way to go.

MOTION BY Reid to recommend a lot line adjustment for William Burk at 1260 N. SR 198 as not to inflict any unintended circumstances. Seconded by Seth; Vote Affirmative, 4-0.

MOTION BY Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Seth; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:25 p.m.